



19

## Planning Commission Continuance

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** SYDNEY BETHEL, PLANNER II *SB*  
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** OCTOBER 2, 2019

**SUBJECT:** DR19-119, POWER AND RAY STORAGE

**STRATEGIC INITIATIVE:** Exceptional Built Environment

This project will allow for the development of a vacant property that will provide a commercial service to the community

### **REQUEST**

Approve the Findings of Fact and approve DR19-119, Power and Ray Storage: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 9.81 acres, generally located at the northeast corner of Bluejay Drive and Orchid Lane, and zoned Light Industrial with a Planned Area Development (PAD) overlay.

### **RECOMMENDED MOTION**

Move to continue DR19-119, Power and Ray Storage to December 4, 2019.

**APPLICANT**

Company: SS Development  
 Name: Gus Schultz  
 Address: 3868 S. Lindsay Rd.  
 Gilbert, AZ 85297  
 Phone: (602) 615-8579  
 Email: gus@aloha.build

**OWNER**

Name: Greg Ellsworth  
 Address: 4115 E. Valley Auto Dr. Ste. 105  
 Mesa, AZ 85206  
 Phone: (480) 378 - 6724  
 Email: greg@sscgl.com

**BACKGROUND/DISCUSSION****History**

<b>Date</b>	<b>Description</b>
<i>September 17, 2002</i>	Town Council approved Ordinance No. 1425 rezoning 96.8 acres from C-1, R1-43, R-43 and Agriculture to C-2 in zoning case Z01-28.
<i>July 22, 2003</i>	Town Council approved Z03-09 Gateway Pointe in Ordinance No. 1503 rezoning 73 acres to 15 acres of Industrial Buffer and 58 acres of Garden Industrial with a PAD overly.
<i>June 24, 2008</i>	Town Council approved GP08-02 in Resolution No. 2902 and Z08-04 in Ordinance No. 2180, rezoning 9.8 acres of Regional Commercial to 9.8 acres of Light Industrial zoning with a PAD overlay.
<i>February 18, 2016</i>	Town Council approved GP14-01 in Resolution No. 3848 and Z14-01 in Ordinance No. 2569 rezoning 19.7 acres of Light Industrial, with a PAD overlay to 19.7 acres of Multi-Family / Medium with a PAD overlay.
<i>December 21, 2017</i>	Town Council approved GP17-1008 in Resolution No. 3946 and Z17-1015 in Ordinance No. 2637, rezoning 19.97 acres from Multi-Family/Medium with a PAD overly to MF/L with a PAD overlay.
<i>September 4, 2019</i>	The Planning Commission heard UP19-40, UP19-41, and DR19-119 Power and Ray Storage as a study session item.

**Overview**

The applicant is proposing to develop a presently vacant 9.81 acre industrial site to create a self-storage facility. The facility as proposed contains a combination of traditional indoor personal property storage and Recreational Vehicle (RV)/Boat storage. The RV/Boat storage is proposed to include a mixture of indoor units and outdoor covered units. Incidental uses to the primary use of personal property storage have been proposed including office space, a wash bay, and a service area; all proposed incidental uses are permitted within the Light Industrial (LI) zoning district. The site is generally located at the northeast corner of Bluejay Drive and Orchid Lane, and zoned Light Industrial with a Planned Area Development (PAD) overlay.

Staff is requesting this continuance to December 4, 2019 in order to provide the applicant additional time to address review comments.

## **PUBLIC NOTIFICATION AND INPUT**

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has received no comment from the public.

## **STAFF RECOMMENDATION**

Move to continue DR19-119, Power and Ray Storage to December 4, 2019.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sydney Bethel".

Sydney Bethel  
Planner II

## **Attachments and Enclosures:**

- 1) Notice of Public Hearing/Vicinity Map

# Notice of Pub

DR19-119 Power & Ray Storage  
Attachment 1: Notice of Public Hearing/Vicinity Map  
October 2, 2019

**PLANNING COMMISSION DATE:**

**Wednesday, October 2, 2019\* TIME: 6:00 PM**

**LOCATION: Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona 85296**

\* Call Planning Department to verify date and time: (480) 503-6721

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning/planning-commission>

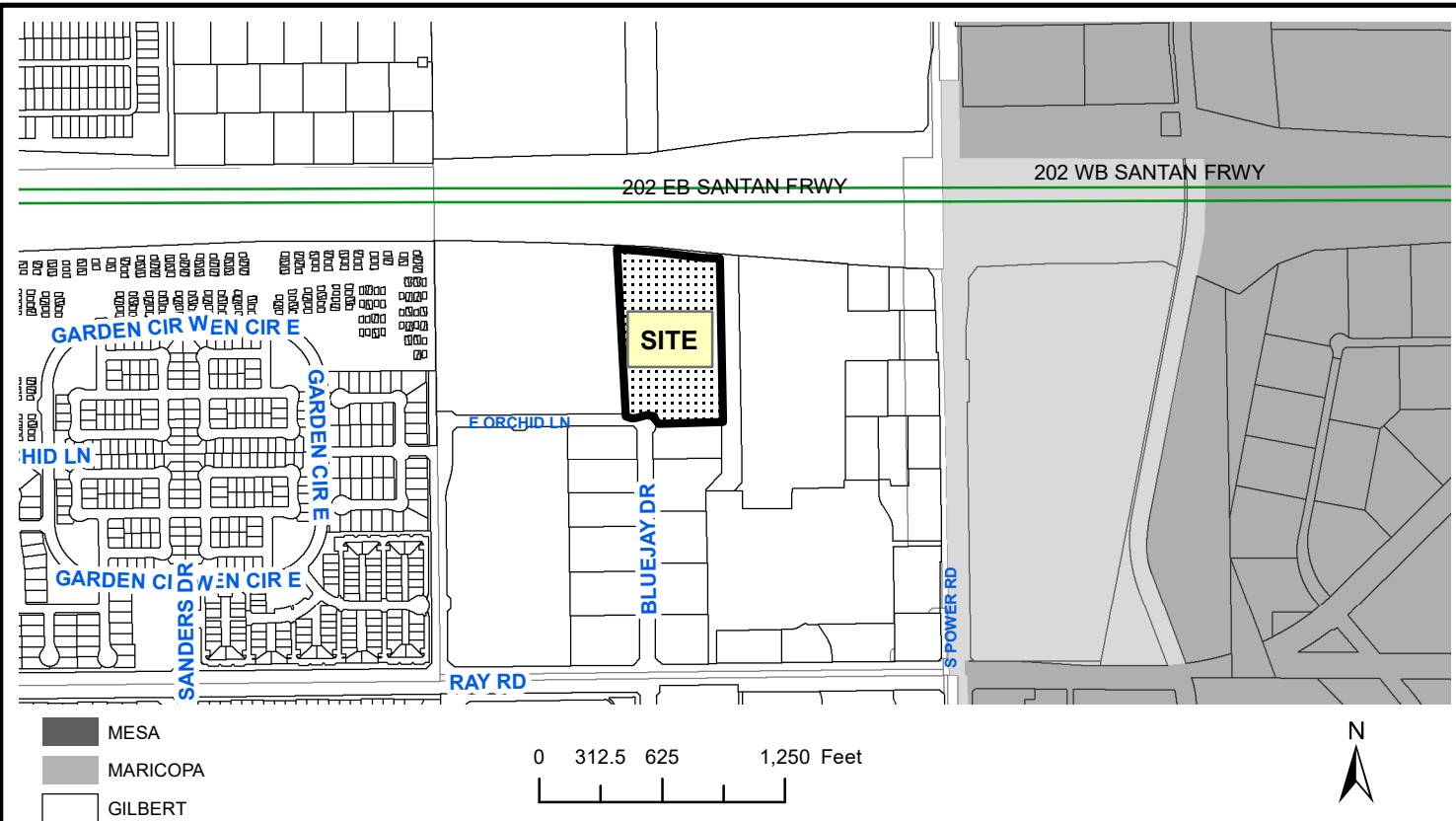
## REQUESTED ACTION:

**UP19- 40 POWER & RAY STORAGE-OUTDOOR:** Request to approve a Conditional Use Permit for approximately 9.81 acres generally located at the northeast corner of Bluejay Drive and Orchid Lane to allow Storage, Personal Property (Outdoor) in the Light Industrial (LI) zoning district.

**UP19-41 POWER & RAY STORAGE-INDOOR:** Request to approve a Conditional Use Permit for approximately 9.81 acres generally located at the northeast corner of Bluejay Drive and Orchid Lane to allow Storage, Personal Property (Indoor) in the Light Industrial (LI) zoning district.

**DR19-119 POWER & RAY STORAGE:** Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 9.81 acres, generally located at the northeast corner of Bluejay Drive and Orchid Lane, and zoned Light Industrial with a Planned Area Development (PAD) overlay.

## SITE LOCATION:



**APPLICANT SS Development  
CONTACT: Gus Schultz  
ADDRESS: 3868 S Lindsay Rd  
Gilbert, AZ 85297**

**TELEPHONE: (602) 615-8579  
E-MAIL: gus@aloha.build**